

COUNTY ORDINANCE NO. 04-21

A BILL ENTITLED

AN ACT CONCERNING Lot Coverage in the AG and CS Districts and Height Restrictions on Accessory Structures on Residential Lots under the Queen Anne's County Zoning Ordinance, Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) ("the Code");

FOR THE PURPOSE of providing Lot coverage restrictions on lots of 5 acres or less in the AG and CS Districts and height restrictions on accessory structures on residential lots of less than five (5) acres under Title 18 of the Code;

BY AMENDING Section 18-1-45(c) and (d) of Title 18.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18-1-45(c) and (d) of Title 18 of the Code be repealed and reenacted to read as follows:

*§18-1-45 Residential Accessory Structures.*

(c) Area restrictions.

- (1) Except in the AG and CS districts, all buildings on a residential lot of between two (2) and five (5) acres, other than the principal building, may not cover an area of the lot greater than 80% of the area covered by the existing principal building.
- (2) In all districts, all buildings on a residential lot of less than two (2) acres, other than the principal building, may not cover an area of the lot greater than 60% of the area covered by the existing principal building.
- (3) In the AG and CS zoning districts on lots between two (2) and five (5) acres, all buildings on the lot, other than the principal building may not cover an area of the lot greater than 120% of the area covered by the principal building.

(d) Height restrictions.

1. A building on a residential lot less than two (2) acres may not exceed 20 (twenty) feet in height.

2. A building on a residential lot greater than two (2) acres and less than 5 (five) acres may not exceed the greater of twenty (20) feet in height or the height of the principal building.

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall be effective on the forty-sixth day following its passage.

INTRODUCED BY: Gene Ransom

DATE: June 15, 2004

PUBLIC HEARING HELD: August 17, 2004

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: October 19, 2004